

# REAL ESTATE AND BUILDING.

## The Fall Boom Still Suffering From the Warm Weather.

### A COLD WAVE WILL BRING GREAT ACTIVITY.

It Has Not Been Such a Dull Summer After All—Inquiries For Houses.

The continued hot weather has had a demoralizing effect on the real estate market, and until a change comes dealers have almost despaired of accomplishing much business. "Weather such as we have had all last week," said one agent, "is as damaging to us as a thunder shower to a lawn party."

The first part of this month opened in a most encouraging way, and every one looked for a prosperous fall season. Inquiries for both improved and unimproved property were numerous. But the heat returned like a wet blanket and dampened every one's ardor.

An indication of the increasing size of Washington's population is the demand made upon dealers this fall for houses. Agents say that not for many years have they had so many inquiries from persons desiring to find houses. From the large cities East and West come demands from wealthy families who desire handsome homes for the winter months.

A well-known real estate agent said to a *HERALD* reporter that though most of the dealers complained of a very dull summer, the number of sales when compared with that of former summers was not smaller, but on the contrary larger. "There has only been a seeming falling off," he said. "The number of those who have become real estate agents during the past year or so is very large, and it is the distribution of the sales among the increased number of dealers rather than an actual decrease in the number of sales which makes the apparent dullness."

Nevertheless there is no feeling among dealers that the fall season will be a flat one. Let us have a little cool weather, they say, and we will show you the most active market that Washington has seen for a number of years. Everything points toward this. When the farmers are poor every one is poor. The money market is stringent and hard times ensue. Such was the condition last winter. A more prosperous season for the farmer was never known than the past one and the country will feel the effect.

In Georgetown real estate is having considerable of a boom. Sales are being recorded in large numbers and prices are advancing.

Building operations took a decided advance last week in spite of the weather. The county again stands first in both the number of houses to be built and the value of them. During the week there were issued twenty-eight permits, covering the erection of fifty-six buildings, aggregating \$123,800 in cost. Of these nine buildings will be erected in the northwest section, to cost \$24,000; fifteen in the southwest section, to cost \$19,900; eight in the northeast section, to cost \$12,900; three in the southeast section, to cost \$10,500; and twenty-one in the county, to cost \$56,000.

#### IMPROVING ANACOSTIA.

What Dr. A. M. Green and the Building Association Are Doing.

The suburb of Anacostia is looking up. Little by little the appearance of its well-shaded streets is changing for the better, on account of the removal of the old and ugly frame business houses of an inferior character to make room for pretty new business structures of brick. This difference is especially noticeable on Monroe street.

A *HERALD* reporter recently inspected a new office opened on Monroe street a short time ago. It was two stories high, of brick and with a front nearly all glass, just the kind of a trim place to catch the eye. Style always tells.

Across the plate glass of this inviting office was this inscription in gilt letters: "A. M. Green, Dealer in Real Estate, Loans, and Insurance," and to the left of the open door, "Dr. A. M. Green, Dentist." That the reporter thought, was what one might well consider a unique business combination, and worth investigating. In he went, undetermined whether to have all his teeth extracted at once and order a new set, or buy a lot. Dr. Green, luckily, was in and also in a communicative mood. "Doctor," said the reporter, "will you kindly tell me how you manage to drive two such unlike occupations at once, is it a tandem or a span?"

"With pleasure, young man," replied Dr. Green. "It is no trouble at all to come down from the steps of a dentist's chair and switch off after business, when you know how. The reason why I engaged in this combination business was that I might live a little longer. I never was very strong and the anxieties incident to waiting for business as a beginner in a profession might have been the death of me. I am a dentist from choice and I did not mean to give the profession up if I could utilize the place on which I lived. That was the old Barber estate, which was jointly my wife's with other heirs. The property was run down and encumbered, and the owners couldn't sell the place then for what it was worth or anything near its value. Well, I just went for it myself. I obtained control of the property, encumbrances and all, and thought out my plans. My new occupation was then found. Quietly I went to shaping my affairs for a real estate business. My experience has had some rough places in it, and I wouldn't care to tell them in detail to all the world, but I have succeeded pretty well in the main during the past six years; and for the last two I have been openly identified with real estate men and the Anacostia Building Association, of which I have the honor to act as secretary. Mr. Lingard is our president.

"This Association has special features worth noting. We do not operate in the usual way on a money-lending basis. We buy lots at a low figure for cash. We grade, sod, and put

all the improvements on them and then sell at a good profit. We have considerable property on Pennsylvania avenue extended, as well as on Good Hope Hill and in this town. During the past season the Anacostia Building Association has erected about a dozen as pretty little houses as one need wish for. We just completed a row on Jefferson street of ten frame houses facing south. They all have a different frontage as to pitch and style of roof and verandas. It is needless to say that they are all sold; many before they were finished."

To go back to the Building Association. A most attractive piece of land has recently been put upon the market (see map of Buena Vista elsewhere in this paper). It is situated on Morris Road and the frontage is southwest. All the buildings put up by this association are an ornament to the village and when completed, they are sold on such accommodating low terms that any man or woman in Department life could just as well own a home in a few years, as pay for board or rent in the city. "Besides, the property would not only save money to the purchaser but could be readily converted into cash again in an emergency," said the dentist secretary with a parting salute.

#### Estimates for Street Improvements.

Captain Rossell has submitted to the Commissioners his estimate for the improvement of the streets and avenues in the District next year. The estimates provide for \$322,714 to be expended in the northwest section, \$187,542 in the southwest section, \$178,416 in the northeast section, \$154,594 in the southeast section, and \$76,261 in Georgetown. The estimates for the county were as follows: Bridge street, from Bridge to Harrison street; Harrison street, from Monroe to Pierce street, pave, \$18,000; Minnesota avenue, from Pennsylvania avenue extended toward Benning, \$10,000; Pennsylvania avenue extended, toward Bowen road, grade, \$15,000; streets in Brookland subdivision, grade and regulate, \$8,000; Harwood road, widen and extend to Bates road, \$10,000; Brightwood avenue, pave, granite block, \$20,000; Steuben street, grade and regulate, \$6,000; Sixteenth street extended, grade, \$15,000; Kenesaw avenue, from Sixteenth street extended to "Zoo," \$8,000; Quarry road, grade, \$4,000; repairs to county roads, \$100,000; total, \$217,000.

#### Auction Sales of Real Estate.

Duncanson Brothers report as having recently sold at auction lot 180, square 445, fronting 18 feet 6 inches on Seventh street, near Q northwest, at \$3.65 per square foot.

Also lot 8, square 1005, fronting 60 feet on Twelfth street, between Maryland avenue and G street northeast, for 50 cents per square foot.

Also two-story brick house, No. 806 I street northeast, lot 18x100, for \$3,150.

Also two-story brick houses, Nos. 1342 and 1346 Four-and-a-half street southwest, for \$2,025 and \$2,055.

Latimer and Sloan on Tuesday sold at public auction the west 22 feet by 120 of J. H. Gordon's subdivision of square 99, for \$1.25 per square foot.

Also part of lot 157, in square 74, fronting 45 feet on Thirty-second street, improved for \$4,350. The purchaser of both pieces was William A. Custard.

#### Huyler's New Building.

Huyler's confectionery store expects to occupy the new building on the northeast corner of Twelfth and F streets on October 1. This building has been entirely reconstructed and the front made an ornamental and attractive one. The store, which will occupy the first floor, will be fitted up in the excellent style common to all of Huyler's establishments, while the upper stories will be let as apartments.

#### Naval Observatory Awards.

The award for the construction of the superintendent's residence at the new Naval Observatory was given out on Wednesday to Andrew Rankin, of Philadelphia, at his bid of \$18,770. The house will be of brick and modern design. A few other minor contracts were let, the total awards amounting to about \$25,000.

#### Only 1,100 Feet Distant.

An article in last Sunday's edition of THE *HERALD* stated that Brightwood Park, the subdivision of which Messrs. Herron & Ramey are the agents, is 11,000 feet distant from the eastern boundary of Rock Creek Park. This was a mistake. Brightwood Park is but 1,100 feet from Rock Creek Park.

#### BUILDING NOTES.

George Emmons has contracted to build for B. H. Warder, from plans drawn by Architect N. T. Haller, a two-story brick store and dwelling on the southwest corner of Sixth and L streets southwest. The front 17 feet wide will be of pressed brick. The depth of the building will be 97 feet and its cost \$3,000.

The Mt. Bethel Baptist Church on Wilson street, Howardtown, will be improved to the amount of \$200, by the construction of a corridor 4 feet wide, new weather-boarding, and the erection of a shed in the rear, 16x20 feet.

Architect George S. Cooper will erect two neat brick dwelling at Nos. 633 and 635 Seventh street northeast, at a cost of \$4,400. The houses will be two stories and a cellar with fronts of pressed brick.

The suburb of Trinidad is to be improved by the erection of six new dwellings. Four of these will be built and owned by J. H. Lewis. They are to be two stories in height,

16x33 feet, and will be constructed on lots 67 to 70, block 2, and will cost \$10,000. The other two will be owned by T. J. Staley, and will be of frame. The cost is estimated at \$3,000.

Frederick H. Saunders will build for himself, from plans drawn by W. J. Marsh, a three-story and cellar frame dwelling on lot 19, square 5, in West Eckington, to cost \$4,500.

W. H. Patterson has contracted to build for D. Marean, a pretty two-story and cellar frame dwelling, 30x40 feet, at the intersection of Lansing and Queen streets, Brookland.

W. T. Holtzman has obtained a permit to construct in the rear of 1314 Twelfth street northwest an oriel window covered with galvanized iron. Cost \$300.

Curtin & Manogue will soon begin the erection at Nos. 3315 to 3325 O street northwest of six three-story brick dwellings, at a cost of \$18,000.

Mrs. General Logan will expend \$2,000 in making general repairs to her home and adding a third story to a two-story brick back building.

D. B. Groff has taken out a permit for the erection of a two-story frame dwelling at No. 917 Flint street, Brightwood Park, cost \$2,500.

The National Hotel Company has taken out a permit for the reconstruction of one of its store windows at an expenditure of \$300.

Mrs. M. E. Pitney will build a \$5,000 two-story brick and frame dwelling on Princeton street, Columbia Heights.

G. W. Leisher is to build an open wagon shed, 20x38 feet, on lot 105, square 357, at a cost of \$400.

#### BUILDING PERMITS.

Three three-story brick dwellings, 16x40 feet, Nos. 327, 329 and 231 Twelfth street southwest, for H. P. and S. D. Moore, to cost \$8,000. Theodore A. Harding, builder; Geo. S. Cooper, architect.

One two-story brick building, 18x30 feet, to be used for mechanical purposes, in alley between Second and Third streets, D street and Virginia avenue southwest, for G. F. Adams, to cost \$1,800.

Three two-story brick dwellings, 12x28 feet, Nos. 321, 323, and 325 alley between K and L, and Third and Four-and-a-half streets southwest, for D. P. Syphax, to cost \$2,000.

Three two-story and cellar brick stores, 20x50 feet, Nos. 300 New Jersey avenue, and 35 and 37 C street northwest, for T. W. Smith, to cost \$6,000. J. L. Pearson, builder.

One two-story and attic frame dwelling, 30x40, corner of Lansing and Queen streets, Brookland, for D. Marean, to cost \$2,500. W. H. Patterson, builder.

One two-story frame dwelling, 16x30 feet, lot 11, block 16, G street, between Seventeenth and Eighteenth streets northeast, for Henry Henzel, to cost \$800.

Three two-story brick dwellings, 12x26 feet, Nos. 309, 311, and 313, court in lot 14, square 1041, for J. T. Kilpstein, to cost \$1,800. A. J. Fisher, builder.

Two two-story and cellar brick dwellings, 20x28 feet, Nos. 207 and 209 Eleventh street southeast, for C. Bohrer, to cost \$3,000. T. Hatzclaw, builder.

One two-story brick store and dwelling, 17x97 feet, on the southwest corner of Sixth and L streets southwest, for B. H. Warder, to cost \$3,000.

Six three-story and cellar brick dwellings 18x32 feet, Nos. 301 to 311 Maple avenue, Le Droit Park, for Barnes and Weaver, to cost \$35,000.

One three-story and cellar brick dwelling, 20x41 feet, lot 19, square 5, R street in West Eckington, for Fred. H. Saunders, to cost \$4,500.

Two two-story and cellar brick dwellings, 15x35 feet, Nos. 633 and 635 Seventh street northeast, for George S. Cooper, to cost \$4,400.

One two-story and cellar brick and frame dwelling, 26x55 feet, Princeton street, Columbia Heights, for M. E. Pitney, to cost \$5,000.

One two-story and basement brick dwelling, 18x47 feet, No. 300 East Capitol streets northeast, for E. C. Manning, to cost \$3,300.

Six three-story brick dwellings, 18x32 feet, Nos. 3315 to 3325 O street northwest, for Curtin and Manogue, to cost \$18,000.

One two-story and cellar brick dwelling, 17x34 feet, 400 Tenth street southeast, for Mrs. L. B. Bates, to cost \$2,500.

Permits to build were issued by Inspector Entwistle to the following for the week ending Friday, September 25:

One two-story stable, 25x21 feet, rear of 229 Pennsylvania avenue southwest, for Thomas Taylor, to cost \$600.

Three two-story brick dwellings, 15x40 feet, Nos. 322, 324, and 326 K street southwest, for D. P. Syphax, to cost \$2,500.

Three two-story brick dwellings, 12x27 feet, No. 464 to 468 School street southwest, for John Miller, to cost \$1,800.

One two-story frame dwellings, 16x42 feet, lot 9, Howard avenue, Hillsdale, for Amanda D. Howard, to cost \$1,000.

One two-story frame dwelling, 20x45 feet, No. 917 Flint street, Brightwood Park, for D. B. Groff, to cost \$2,500.

Four two-story brick dwellings, 16x32 feet, lots 67 to 70, block 2, Trinidad, for J. H. Lewis, to cost \$10,000.

Two two-story frame dwellings, 17x32 feet, lot 27 and 28, block 8, Trinidad, for T. J. Staley, to cost \$3,000.

One two-story brick stable, 14x28 feet, rear of No. 227 Wilson street, county, for M. I. Scott, to cost \$400.

One two-story brick dwelling, 12x26 feet, No. 701 Breviers Court northwest, for C. F. Boss, to cost \$600.

One two-story frame dwelling, Twelfth street extended, in Trinidad, for J. W. Groves, to cost \$1,300.

One two-story frame dwelling, 12x14 feet, Hamilton Road, for Janet Dorsey, to cost \$300.

One two-story frame dwelling, 14x28 feet, Fort Reno, for Charles Hurley, to cost \$500.

#### REAL ESTATE NOTES.

The deed has been recorded for the transfer to the United States of all interests of Benjamin H. Warder et ux. in lands within the limits of Rock Creek Park, being parcel No. 67, containing 40 acres, more or less, for \$22,000.

F. E. Nesbit has purchased of A. B. Clark

for \$4,200, sub. 20, square 781, fronting 16 feet on Massachusetts avenue, between Third and Fourth streets northeast.

The deed for parcel 5 in the condemnation of square 328, the city post office site, from John W. Cohen to the United States for \$10,394, was filed to-day.

E. B. Hughes has purchased for \$4,717.56 of F. T. Browning, lot 16, square 895, fronting 52 feet on Eighth, between B and C streets northeast.

S. H. Heizer has bought of D. Selwis, for \$4,500, lot 10, square 383, 20 feet on Eighth, between T street and Florida avenue northwest.

P. C. Palmer has bought for \$4,000 of C. A. McEuen, lot 12, square 733, 10x60 feet on D, between First and Second streets northeast.

John C. Hurst has purchased of Jacob P. Clark and Edwin B. Cottrell, trustees, all of block 8, White Haven.

John C. Hurst has bought of J. P. Clark et al. for \$10,000, block 8, Palisades of the Potomac.

#### REAL ESTATE TRANSFERS.

[Transfers in which the consideration was nominal are not included.]

##### FRIDAY, SEPTEMBER 18.

John T. Arms and James H. Marr to Richard Ryan, lot 72, Marr's sub., square 597, subject to trust of \$1,400, \$1,075.

Amzi L. Barber et ux. to Miriam Morgan, lot 1, block 7, Barber & Co.'s sub., Le Droit Park, \$1,571.

Commissioners of the District of Columbia to Herbert L. Davis (trustee), original lot 7, square 868, tax deed, \$18.35.

Herbert L. Davis (trustee) to William A. Easterday and Willis C. Haldeman, original lot 7, square 868, \$90.

Fannie E. DeLoffre et vir Augustus A. et al. to Mary E. Moran and E. French Moran (trustees), all interest in east 18 feet on S street of lot 5, Patterson's sub., square 206, \$4,400.

Letitia A. Figgins and Emanuel I. Stockman (trustees) to Mary E. Grimes, lot 116, Carusi et al.'s (trustees) sub., square 444, \$3,175.

Diller B. Groff et ux. to Franklin R. Sterling, lot 20, McCarthy's sub., square 890, subject to trust of \$2,000, \$4,000.

Josephine L. Gillett et vir Joseph L. to Matthew E. Cook, north 12 feet 3 inches of original lot 8, square 950, subject to trust of \$2,400, \$2,550.

Walter Hieston to Jesse C. Johnson, lot 39, Hieston's sub. of lots in block 22, Rosedale and Isherwood, with right of way, \$1,000.

Same to Thomas Kleh, lot 50 in above sub., with right of way, \$1,000.

Elizabeth C. Hobson to Charles W. Lively, part lots 177 and 178, Semmes' sub., 12 feet on Trinidad avenue, Long Meadows, subject to trust of \$400, \$1,050.

Mary V. Keating to Louis M. Smith, north 20 feet of lot 105, Dennison et al.'s (trustees) sub., Mt. Pleasant, subject to trust of \$700, \$3,000.

A. A. Lipscomb and William H. Saunders (trustees) to John M. Churchill et ux., lot 16, block 45, Holmes Manor, \$1,479.57.

Margaret E. Lowrie to Nicholas Keyser, part of Prospect Hill, containing 4 acre more or less, \$500.

Miriam Morgan et vir John C. to Bertha M. Lowe, part lot 6, block 7, Barber & Co.'s sub., 17 feet 4 inches, on Elm street, Le Droit Park, \$4,050.

Leon Tobriner to Minnie C. Gockeler, part original lot 3, square 424, 21 feet on M street, \$3,140.

William H. Wilkes et ux. to Anna L. Costin, lot 54, Stewart's sub., square 306, \$4,000.

##### SATURDAY, SEPTEMBER 20.

Ira J. Baker et ux. to Frank P. Boushe, lot 1, block 14, Langdon Park, \$1,500.

James F. Dart et ux. to Louis P. Shoemaker, part original lot 8, square 694, 37 feet 12 inches on south side of D street, \$3,000.

William O. Denison and Redford W. Walker (trustees) to William P. Armstrong, lot 18, block 5, Denison and Walker's (trustees) sub., South Brookland, \$675.

Walter Hieston to Charles A. Lorenz, lot 19, Hieston's sub. of lots in block 22; also part lot 13, Clark et al.'s sub., Rosedale and Isherwood, 12x48 feet, \$1,344.

Patrick Karr (trustee) et ux. to Mary McCann, part lots 111 and 121, square 78, Threlkeld's addition, Georgetown, 14 feet 9 inches on Second street, \$1,500.

Rosa C. Mitchell et vir Clifton to W. A. Moxley, part lot 174, Prather's sub., Mount Pleasant, 20 feet front on Eighth street extended, subject to trust of \$1,500, \$2,800.

John Mitchell et ux. to Jacob S. Redman, part lot 13, block 36, Sherman's (trustees) sub., Columbia Heights, 50.16 feet on Fourteenth street, \$100.

Mary C. Mitchell to John S. Swormstedt, lot 25, King's sub., and lot 116, Waggaman's sub., Long Meadows, \$1,500.

Leo Simmons et ux. to The Washington Real Estate Company (of Virginia), original lot 6, square 1036, \$1,278.

John H. Walter to Sarah A. Hall, lot 18, Callaghan et al.'s (trustees) sub., square 966, \$100.

##### MONDAY, SEPTEMBER 21.

James A. Cahill to Emma and Minnie Thomas, lot 19, McCarthy's sub., square 890, subject to two trusts aggregating \$3,800, \$4,300.

Mary I. Higgins et vir John J. et al. to Alcinda Anderson, sub. lot 25, square 339, \$5,500.

Helen E. Kelley et vir Abner B. to Solomon Carr, lots 74 to 77, inclusive, Acker's sub., square 861, \$3,840.

Timothy T. Lane to Patrick T. Moran, part original lot 9, square 15, 164 feet on Twenty-sixth street, \$3,050.

A. A. Lipscomb and W. H. Saunders (trustees) to Charles Bates, part lot 14, block 46, Holmes Manor, 40 feet on Morgan avenue, containing 4,000 feet, \$1,000.

Patrick T. Moran to Norah J. Moran, an undivided 4 part of original lot 9, 164 feet on Twenty-sixth street, \$1,775.

Ella A. Moulton to John F. Van Horn, part lot 1, square 967, 30 feet on East Capitol street, subject to trust of \$4,500, \$8,500.

Alfred Richards et ux. et al. to United States, original lots 8, 9, 10, 13, 14, 15, and 16, and north 34 feet 9 inches of original lot 7, square 659, \$155,000.

Redford W. Walker et ux. to Charlotte A. Dorsey, lot 24, Walker et al.'s sub., square 633, with use of alley, \$150.

##### TUESDAY, SEPTEMBER 22.

Allen B. Clark to Francis C. Nesbit, lot 20, DuBois' (trustee) sub., square 781, subject to trust of \$2,730, \$4,200.

John Chester et ux. to Madison Whipple, lot 20, Stewart's sub., square east of 475, subject to trust of \$1,250, \$3,250.

Joseph A. Goldstein to Dorcas Divine, lot

85, Beall's sub. of part block 2, Trinidad, subject to trust of \$2,550, \$2,650.

Charles W. Simpson et ux. to William L. Weaver, lot 28, Weaver's sub., square 44, \$1,000.

George Truesdell et ux. to Frederick H. Saunders, lot 19, square 5, Gray et al.'s sub., West Eckington, \$1,500.

Samuel H. Walker et ux. to Max Siegel, east 5 feet of lot 82 and west 10 feet of lot 83, being 604 Acker street northeast, \$2,900.

Benjamin H. Warder et ux. to the United States, all interest in lands within the limits of Rock Creek Park (being parcel No. 67), containing 40 acres, more or less, \$22,000.

Madison Whipple et ux. to John Chester, part original lot 1, square 983, 16 feet on G street, subject to trust of \$1,800, \$3,900.

##### WEDNESDAY, SEPTEMBER 23.

Frank T. Browning to Edward B. Hughes, lot 16, square 895, \$4,717.

Susanna Butler et vir Joshua to Mary J. Butler, sub. lot 7, square 413, 244 feet on G street, \$1,025.

Charles J. Bell et ux. to Theodore L. Holbrook, lot 64, block 1, Trinidad, \$1,320.

Dennis Connell et ux. to Joseph F. Loughran, west 35 feet of original lot 9, square 793, \$2,750.